

\$325,000 - 1204 Berkshire Circle, VENICE

MLS® #N6140004

\$325,000

2 Bedroom, 2.00 Bathroom, 1,310 sqft

Residential on 0.08 Acres

BERKSHIRE PLACE PH 2, VENICE, FL

BERKSHIRE PLACE WATERFORD VENICE.

Surrounded by greenspace and walking paths, this community has everything you need. 2

Bedroom 2 Bathrooms PLUS DEN/office.

MOVE IN READY. As you step outside, you'll

love the convenience of your private mailbox

right in front at your driveway and JUST A

FEW STEPS TO THE POOL. PRIVATE

LANAI. Coat Closet, High Ceilings, Rounded

Corners, Arched Entry at the Den, Plant

Shelves. Plenty of Cabinetry in the kitchen.

Closet Pantry. Linen Closet Thoughtfully

designed split floor plan ensures privacy. The

primary bedroom is spacious with a bay

window facing south, an en-suite bathroom

with a beautifully updated walk-in shower, and

a WALK IN CLOSET. Extra storage space in

both baths and inside laundry. Attached TWO

CAR GARAGE with plenty of shelving and

more storage space. Plenty of room for your

grill in your private courtyard. Pet Friendly. Hot

water heater 2025. AC 2018 with UV Lamp.

TILE ROOF 2024 WITH TRANSFERABLE

WARRANTY. Exterior painted 2024. No CDD

fees. Berkshire Place is a SMALL WELL

MAINTAINED GATED COMMUNITY including

lawn care maintenance, shrubs and tree

trimming, irrigation, community pools. All

centrally located minutes to Venice Island,

Nokomis, Sarasota, Gulf beaches, Shopping,

Theatres, Restaurants, Highways, Airports,

and the new Sarasota Memorial Hospital.

Plenty of recreational activities at your

doorstep and nearby. Enjoy the trails and



nature in abundance at Pinebrook Park and Curry Creek Preserve. A perfect full time residence or part time retreat.

Built in 1997

Essential Information

MLS® #	N6140004
Price	\$325,000
Sold Price	\$310,000
Date Sold	October 23rd, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,310
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	1204 Berkshire Circle
Area	Venice
Subdivision	BERKSHIRE PLACE PH 2
City	VENICE
County	Sarasota
State	FL
Zip Code	34292

Amenities

Amenities	Fitness Center, Pool, Tennis Court(s)
Parking	Guest
# of Garages	2
View	Garden

Interior

Interior Features	Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Solid Surface Counters, Split Bedroom,
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	Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Furnished	Partially

Exterior

Exterior Features	Courtyard, Lighting, Private Mailbox, Rain Gutters, Sliding Doors
Lot Description	City Limits, Landscaped, Near Golf Course, Paved
Roof	Tile
Foundation	Slab

School Information

Elementary	Garden Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	August 10th, 2025
Days on Market	30
Zoning	PUD
HOA Fees	695
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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